172.0	0008	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	654,300	/	654,300
USE VALUE:	654,300	/	654,300
ASSESSED:	654,300	/	654,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOERTSCH MONTANA & CANDICE E
Owner 2:	
Owner 3:	
Street 1:	136 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POWELL THOMAS L/JULIE -
Owner 2:	-
Street 1:	136 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	262,900	400	391,000	654,300
Total Card	0.106	262,900	400	391,000	654,300
Total Parcel	0.106	262,900	400	391,000	654,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.65 | /Parcel: 378.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 114414

GIS Ref

GIS Ref

Insp Date 04/04/18

!13359!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0008-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,900	400	4,620.	391,000	654,300	654,300	Year End Roll	12/18/2019
2019	101	FV	217,700	400	4,620.	385,400	603,500	603,500	Year End Roll	1/3/2019
2018	101	FV	217,500	0	4,620.	296,100	513,600	513,600	Year End Roll	12/20/2017
2017	101	FV	217,500	0	4,620.	279,300	496,800	496,800	Year End Roll	1/3/2017
2016	101	FV	214,800	0	4,620.	257,000	471,800	471,800	Year End	1/4/2016
2015	101	FV	201,000	0	4,620.	240,200	441,200	441,200	Year End Roll	12/11/2014
2014	101	FV	201,000	0	4,620.	221,200	422,200	422,200	Year End Roll	12/16/2013
2013	101	FV	201,000	0	4,620.	221,200	422,200	422,200		12/13/2012

PRINT

Date	Time
12/11/20	03:20:00

LAST REV

Date	Time
06/05/19	08:30:18

danam

PAT ACCT. 13359

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWELL THOMAS L	1477-35		8/12/2015		571,000	No	No		
LANGRIDGE JOHN	1359-62		9/5/2008		452,500	No	No		
VENTI VIRGILIO	1231-135		12/21/2000	Family	316,000	No	No		
	666-178		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	114414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2019	35	Redo Bat	21,750	C				
10/5/2017	1318	Porch	9,300	C				
4/5/2011	233	Re-Roof	6,800					
8/16/2010	992	Redo Bat	8,000					
2/20/2001	109	Redo Kit	4,000	C				CAB/COUNTER TOPS I

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2018	MEAS&NOTICE	HS	Hanne S
7/13/2016	Sales Review	PT	Paul T
10/28/2008	Meas/Inspect	355	PATRIOT
3/25/2001	MLS	MM	Mary M
12/9/1999	Meas/Inspect	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323008
Depreciation:	60080
Depreciated Total:	262929

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

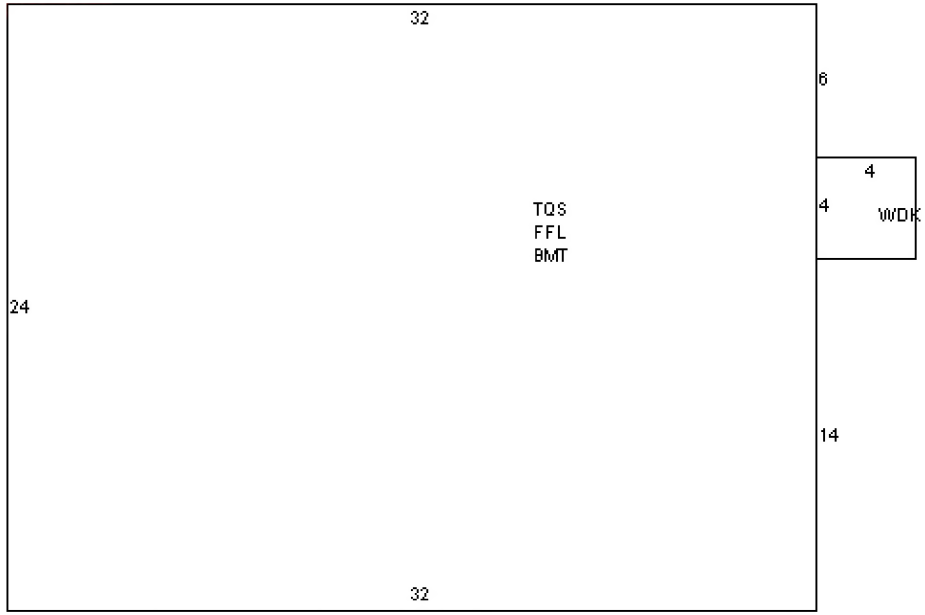
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	123.54
Final Total:	262900	Val/Su SzAd	195.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.190	47,759
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
WDK	Deck	16	16.000	256

Net Sketched Area:	2,128			Total:	238,508
Size Ad	1344	Gross Are	2320	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0008-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400